



**CITY OF ABSECON  
Municipal Complex  
500 Mill Road  
Absecon, New Jersey 08201**

**PLANNING & ZONING**

**PH. (609) 641-0663 ext. 112  
FAX (609) 645-5098**

**AUGUST 26, 2014  
PLANNING BOARD  
MEETING MINUTES**

The meeting was called to order by Chair, Tom Hunter at 7:00 p.m.

**FLAG SALUTE**

**NOTIFICATION OF MEETING**

**SWEARING IN OF NEW MEMBER** – Greg Sugden was sworn in as Alt. I member

**ROLL CALL**

Present: Thomas, Savell, Hayden, Horton, Howell, Sugden, Rasera, Preston, Hunter

Absent: Ciccone, Armstrong

**OLD BUSINESS:**

**Vote:** Minutes of July 22, 2014

Motion to approve – Glenn Hayden – second – Kim Horton

All were in favor.

**NEW BUSINESS:**

**Appl. #11-2014** for Jin Shan Liu for a Minor Site Plan to construct parking lot at 400 New Jersey Avenue – Block 202, Lot 5

**POSTPONED UNTIL NEXT MEETING ON 9/9**

**Appl. #9-2014** – Site Plan Waiver Application for Li Ping Sha for a Massage & Spa business at Absecon Center – 778-796 White Horse Pike – Block 126, Lot 1 & Block 185, Lot 1

**Tracy Siebold**, attorney for 776 Associates, LLC, the owner of the property. This is a Site Plan Waiver application for a Massage Spa business to replace Ocean City Home Bank, who has left. Others witnesses to testify were all sworn in.

Bill McManus – Planner & Surveyor from Duffy, Dolcy, McManus & Roesch  
David Horner - Traffic Engineer with Horner and Canter Associates  
Steve Levine – owner and co-applicant  
Li Ping Sha – Galloway, NJ - applicant

**Bill** – described the shopping center, which has been in the family for almost four decades. Ms. Sha operates another spa in Atco, NJ for about 2 years now and she is a licensed massage therapist for 9 years. She proposes to operate this facility from 9 a.m. and 10 p.m. – 7 days a week and anticipates having 2 employees, 3 maximum. She doesn't expect a high volume or high turnover of business.

**Bob** – asked the costs of the services

**Ms. Sha** - \$60 for an hour or 1½ hour

**Bob** – wanted to know what a table shower was

**Ms. Sha** – you are laying down as water runs

**Steve Levine** – we understand work needs to be done inside but need to get approvals first

**Bob** – you are representing that what is being proposed is possible?

**Steve** - yes

**Andy Previti** – asked if the drive thru will remain

**Steve** – yes it will. No changes to the exterior. Window will be boarded off on the inside

**Susan** – read off some of the work they listed that would be done.

**Tom** – it's all common construction for the fit out. It's not changing the building at all.

**Glenn** – how about signage?

**Bill** – it will be same size and same square footage.

**David Horner** – provided testimony on the parking. He did a traffic count at the Atco location for comparisons. The activity level should be about the same. He feels at the busiest time, they could go up to 6 spots being needed. They would be within the 10 required.

**Jerry** – are the drive in lanes going to be used for parking?

**Bill** – we aren't proposing that. We didn't want to have to do restriping and other requirements.

**Glenn** – if the business is tremendously successful and parking is an issue, we might have to call the applicant back in.

**Rob Reid** – referred to his memorandum of 8/15/14 and the application does meet all the requirements for a Site Plan Waiver application. He had a concern about the impact on parking. There are 105 spaces and the study says less than that is needed for this type of facility. He looked at the maximum capacity of this site and there could be a potential for occupying 18 parking spaces. He encouraged Mr. Levine to tell his tenants to park in the rear of the property to allow for more parking in the lot out front.

**Andy** – felt maybe signs should be put up for the employees to use the parking in the rear

**John** – the board had an application for this type of use years ago and the business became unsavory and the police had to get involved. He wished them well and asked them to put their best foot forward.

**Susan** – she wanted assurance that everything would be compliant inside.

**Terry** – as far as the fit out, it will have to comply with the building code for when they get their permits.

Motion to approve application 9-14 – Glenn Hayden – second – Jerry Savell

ROLL CALL: Thomas, yes; Savell, yes; Hayden, yes; Horton, yes; Howell, yes; Sugden, yes; Rasera, yes; Preston, yes; Hunter, yes

### **APPROVAL OF BILLS**

**Andy Previti** - \$1,650 for Conifer; \$165 & \$165 for Jin Shan Liu; \$2,998.41 & \$3,472.50 for Visions; \$330 & \$412.50 for Absecon Gardens

**Mike Malinsky** - \$26 & \$26 for Visions; \$208.80 for Absecon Gardens; \$3,445 for Conifer

**Al Litwornia** - \$181.25 for Pep Boys; \$1,220 - \$840 & \$3,606.25 for Visions; \$785.25 for Conifer

Motion to approve – Jerry Savell – second – Glenn Hayden

All were in favor.

### **ADJOURNMENT**

Motion to adjourn meeting – Jerry Savell – second – John Thomas

All were in favor.

Respectfully submitted,

Tina M. Lawler

Approved: September 9, 2014